162.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	872,200 / 872,200
					USE VALUE:	872,200 / 872,200
					ASSESSED:	872,200 / 872,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOLLOY ROBERT S/ETAL
Owner 2:	WAY KATHLEEN M
Owner 3:	
Street 1:	103 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,247 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Vinyl Exterior and 2152 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8247.000	423,500	4,900	443,800	872,200
Total Card	0.189	423,500	4,900	443,800	872,200
Total Parcel	0.189	423,500	4,900	443,800	872,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.37 | /Parcel: 405.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 108047

GIS Ref

GIS Ref

Insp Date 07/31/18

Parcel ID 162.0-0002-0007.0

!12650!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	423,500	4900	8,247.	443,800	872,200	872,200	Year End Roll	12/18/2019
2019	101	FV	320,200	4900	8,247.	443,800	768,900	768,900	Year End Roll	1/3/2019
2018	101	FV	322,300	4900	8,247.	393,100	720,300	720,300	Year End Roll	12/20/2017
2017	101	FV	322,300	4900	8,247.	329,700	656,900	656,900	Year End Roll	1/3/2017
2016	101	FV	322,300	4900	8,247.	329,700	656,900	656,900	Year End	1/4/2016
2015	101	FV	305,200	4900	8,247.	285,300	595,400	595,400	Year End Roll	12/11/2014
2014	101	FV	305,200	4900	8,247.	275,800	585,900	585,900	Year End Roll	12/16/2013
2013	101	FV	305,200	4900	8,247.	262,500	572,600	572,600		12/13/2012

PRINT

Date	Time
12/11/20	02:43:16

LAST REV

Date	Time
08/09/18	14:34:33
apro	
12650	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DRISCOLL JOHN	26391-239		6/10/1996		290,000	No	No		Y

USER DEFINED

Prior Id # 1:	108047
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/31/2002	618	Redo Kit	30,000	O		G4	GR FY04	REMODEL KITCHEN-AD
7/16/2002	555	Demoliti	1,000	C				INTERIOR DEMO
4/17/1997	171		15,000					REMODEL 3 BATHS
7/24/1995	424	Manual	15,500					ROOF/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	Inspected	CC	Chris C
5/31/2018	MEAS&NOTICE	BS	Barbara S
12/10/2008	Meas/Inspect	294	PATRIOT
4/25/2000	Inspected	276	PATRIOT
12/6/1999	Measured	263	PATRIOT
7/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8247		Sq. Ft.	Site		0	70.	0.77	8			Topo	-5					443,830						443,800	

Total AC/HA: 0.18933 | Total SF/SM: 8247 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 443,830 | Spl Credit | Total: 443,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.13800883
Const Adj.:	0.99989998
Adj $ / SQ:	147.926
Other Features:	100250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	520243
Depreciation:	96765
Depreciated Total:	423478

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

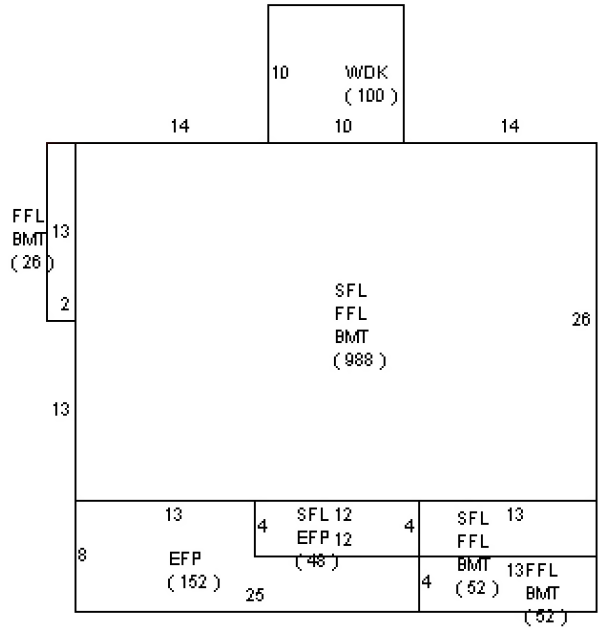
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	162.72
Special Features:	0	Val/Su Net:	122.47
Final Total:	423500	Val/Su SzAd	196.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,118	147.930	165,382
SFL	Second Floor	1,034	147.930	152,897
BMT	Basement	1,006	44.380	44,653
EFP	Enclos Porch	200	40.830	8,167
WDK	Deck	100	16.000	1,600

Net Sketched Area:	3,458			Total:	372,699
Size Ad	2151.5999	Gross Are	3624	FinArea	2152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	90				
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 162.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1915	25.42	T	40	101			3,700			3,700
19	Patio	D	Y	1	21X21	A	AV	2000	3.10	T	15.2	101			1,200			1,200

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900